

**FINAL AGENDA  
SAN DIEGO COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Friday, February 10, 2006, 9:00 AM  
DPLU Hearing Room  
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

**A. ROLL CALL**

- **Rotation of Planning Commission Chair**

**B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of January 27, 2006**

**C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.

**D. Formation of Consent Calendar**

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**Agenda Items**

**1. Hidden Oaks Court Minor Subdivision; Tentative Parcel Map TPM 20855RPL<sup>1</sup>, Valle de Oro Community Plan (Martinez) (Continued from the hearing of January 27, 2006)**

This is an appeal by the Valle de Oro Community Planning Group of the Director of Planning and Land Use decision approving TPM 20855RPL<sup>1</sup>. The project is a minor subdivision of a 1.01 acre parcel into two ½ acre parcels. The Valle de Oro Community Planning Group is appealing the Final Notice of Approval dated December 5, 2005. The Valle de Oro Community Planning Group appeal suggests that the design of the subdivision does not meet the Subdivision Ordinance design requirements, that the drainage impacts of the development will negatively impact neighboring properties, and that the subdivision will have

an adverse impact to community character. The project site is located at 1822 Hidden Oaks Court.

2. **A-1 Self Storage Specific Plan Amendment SPA 05-003; Zone Reclassification R06-002; Lakeside Community Planning Area (Muto)**

The A-1 Self Storage project consists of a Specific Plan Amendment (SPA) and Rezone that would change the height/story designator for Planning Area VII of the RiverWay Specific Plan from "E" (a maximum height of 30 feet and a maximum of two stories) to "F" (a maximum height of 30 feet and a maximum of three stories). An A-1 Self Storage facility currently exists within Planning Area VII and with the SPA and Rezone intends to convert existing third floor attic space to commercial storage use. No exterior improvements to the building or parking area are proposed. The project is located at 9893 Riverford Road.

3. **Church of the Good Shepherd; Major Use Permit Modification P56-020W<sup>1</sup>; Sweetwater Community Planning Area (Beddow)**

This request is for a Major Use Permit Modification that proposes to modify the existing facilities for the Church of the Good Shepherd in Bonita. This project proposes the addition of a new, 325-seat, 6,027 square-foot, sanctuary with parking and utility improvements, a cosmetic remodel to the existing facilities, and the addition of a new, one-story with basement, 8,800 square-foot building to replace the existing school building. This building will be used as a classroom and for meetings and storage. The applicant anticipates the use of this building for a new day care that will accommodate a maximum of 60 children. The property is zoned RR1, Rural Residential Use Regulation, which allows Civic Use Types: Religious Assembly pursuant to Section 1370 and Child Care Center pursuant to Section 1332 with the approval of a Major Use Permit pursuant to Section 2185b of the Zoning Ordinance. The Major Use Permit Modification is required pursuant to Section 7378 of the Zoning Ordinance. The property is within the (1) Residential General Plan Designation and is located at 3390 Bonita Road.

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**Administrative Items**

- E. **Director's Report.**
- F. **Report on actions of Planning Commission's Subcommittees.**
- G. **Designation of member to represent Commission at Board of Supervisors.**
- H. **Discussion of correspondence received by Planning Commission.**

**Department Report****I. Scheduled Meetings.**

February 24, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
March 10, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
March 24, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
April 7, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
April 21, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
May 5, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
May 19, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

This Agenda is now available on the County of San Diego's web site at "[www.co.san-diego.ca.us](http://www.co.san-diego.ca.us)". Visit the Department of Planning and Land Use web page at "[www.sdcdplu.org](http://www.sdcdplu.org)".

**Adjournment**

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits,  
Reclamation Plans, Coastal Use Permit Cases,  
Site Plans required by Specific Plans, Plan  
Amendment Authorizations-----

Within 10 calendar days after Planning  
Commission action

Specific Plans, Specific Plan  
Amendments, Road Matters, Rezones,  
Agricultural Preserves, Plan Implementation  
Hearings, General Plan Amendment  
Hearings-----

No appeal necessary since staff will  
automatically transmit case to Board of  
Supervisors.

Administrative Appeals, Variances,  
Minor Use Permits-----

No appeal possible to Board of  
Supervisors; Planning Commission action  
is final.